



It is our policy to provide individuals with disabilities an equal opportunity to participate in, and enjoy the benefits of our services, programs, and activities. This meeting is being held in the City Commission Room at City Hall, 1101 Poyntz Avenue. In accordance with provisions of the ADA, every attempt will be made to accommodate the needs of the disabled. Please contact the Human Resources Department (587-2440) for assistance.

AGENDA
MANHATTAN BOARD OF ZONING APPEALS
City Commission Room, City Hall
1101 Poyntz Avenue
Wednesday, April 11, 2007
7:00 PM

BOARD MEMBERS PLEASE NOTIFY THE PLANNING OFFICE IF YOU CANNOT ATTEND THIS MEETING.

1. Consider the **MINUTES** of the March 14, 2007 Board of Zoning Appeals meeting.
2. **TABLE a PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the minimum 25 foot front yard setback for an existing roof overhang in order for the property owner to obtain clear title for the property located at 2005 Gladiola Court. The Public Hearing will be re-advertised. (*Applicant/Owner: Jeff Hewins*)
3. A **PUBLIC HEARING** to consider a **CONDITIONAL USE PERMIT** for the existing and a proposed expansion of the at the Manhattan Country Club clubhouse at 1531 N. 10th Street. (*Applicant/Owner: Manhattan Country Club*)
4. A **PUBLIC HEARING** to consider a **VARIANCE** of off-street parking requirements to allow a reduction of the minimum required number of spaces and to allow off-street parking on temporary overflow parking on a permanent basis on the golf course grounds in areas other than the existing paved off-street parking lot at the Manhattan Country Club at 1531 N. 10th Street. (*Applicant/Owner: Manhattan Country Club*)
5. A **PUBLIC HEARING** to consider a **CONDITIONAL USE PERMIT** for a proposed expansion of the Manhattan Surgical Center at 1829 College Avenue. (*Applicant/Owner: Manhattan Surgical Properties LLC/ Mercy Health Center of Manhattan Inc.*)
6. A **PUBLIC HEARING** to consider a **VARIANCE** for a second sign, a proposed internally lit pole sign, and a reduction of the minimum front yard setback for the sign along Walters Drive. The property is at Eisenhower Middle School, 800 Walters Drive. (*Applicant/Owner: EMS Booster Club/USD383*)

7. A **PUBLIC HEARING** to consider **EXCEPTIONS** to allow a reduction of the minimum 25 foot rear yard setback to 20 feet for proposed decks and a reduction of the minimum 25 foot rear yard setback to 15 feet and a deck at 5 feet for one residential structure. The properties are located west of the intersection of Newfoundland Drive and Kimball Avenue, more specifically single-family attached residential lots along the west side of Newfoundland Drive. (*Applicant/Owner: Bayer Construction Co.*)
8. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the minimum 25 foot front yard setback to 17 feet along Tuttle Creek Boulevard for a proposed commercial building addition at 1601 Tuttle Creek Boulevard. (*Applicant/Owner: Todd Calvin/TJMJ LLC*)
9. A **PUBLIC HEARING** to consider a **CONDITIONAL USE PERMIT** for a proposed clubhouse and pool at the proposed Stone Pointe Apartment complex. The clubhouse and pool are generally located southeast of the intersection N. Scenic Drive and Highland Ridge Drive. (*Applicant/Owner: Stone Crest Land Co.*)
10. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the minimum number of required off-street parking spaces from 720 to 537 and a reduction of the minimum front yard setback for an accessory carport from 60 feet to 28 feet along Stone Pointe Drive. The apartment complex is generally located east of the intersection N. Scenic Drive and Highland Ridge Drive. (*Applicant/Owner: Stone Crest Land Co.*)
11. A **PUBLIC HEARING** to consider a **VARIANCE** to allow off-street parking between the front lot line and the furthest point on the front of apartment buildings in the proposed Stone Pointe apartment complex. The apartment complex is generally located east of the intersection N. Scenic Drive and Highland Ridge Drive. Street. (*Applicant/Owner: Stone Crest Land Co.*)
12. A **PUBLIC HEARING** to consider a **CONDITIONAL USE PERMIT** to allow a drive-in restaurant for a proposed coffee/espresso restaurant in the Bluehills Shopping Center at 2304 Tuttle Creek Boulevard.. (*Applicant/Owner: Mark Samarra-S&S Development*)
13. **ADJOURN**